145.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,000 / 772,000
					USE VALUE:	772,000 / 772,000
					ASSESSED:	772,000 / 772,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH WILLIAM J
Owner 2:	MATTHEWS JULIA
Owner 3:	
Street 1:	119 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILSON MARIA J &NIGEL H.M./TRS -
Owner 2:	MARIA J WILSON REVOCABLE TRUST -
Street 1:	119 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Wood Shingle Exterior and 1886 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	321,700		450,300	772,000
Total Card	0.109	321,700		450,300	772,000
Total Parcel	0.109	321,700		450,300	772,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.29 /Parcel: 409.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95391

GIS Ref

GIS Ref

Insp Date 10/01/18

!11368!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	321,700	0	4,762.	450,300	772,000		Year end	12/23/2021
2021	101	FV	312,600	0	4,762.	450,300	762,900		Year End Roll	12/10/2020
2020	101	FV	312,600	0	4,762.	450,300	762,900	762,900	Year End Roll	12/18/2019
2019	101	FV	236,800	0	4,762.	422,100	658,900	658,900	Year End Roll	1/3/2019
2018	101	FV	236,800	0	4,762.	349,000	585,800	585,800	Year End Roll	12/20/2017
2017	101	FV	236,800	0	4,762.	320,800	557,600	557,600	Year End Roll	1/3/2017
2016	101	FV	236,800	0	4,762.	292,700	529,500	529,500	Year End	1/4/2016
2015	101	FV	227,400	0	4,762.	287,100	514,500	514,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:24:11

LAST REV

Date	Time
06/30/21	15:02:21
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11368

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON MARIA J	77100-158	1	3/1/2021		862,000	No	No		
WILSON NIGEL H	65562-470		6/18/2015	Convenience	1	No	No		
	13525-241		8/1/1978		61,000	No	No		Y

USER DEFINED

Prior Id # 1:	95391
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2021	446	Redo Kit	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	201	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA:	0.10932	Total SF/SM:	4762	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	450,287	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.25658572
Const Adj.:	0.98980004
Adj $ / SQ:	174.128
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437120
Depreciation:	115400
Depreciated Total:	321720

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

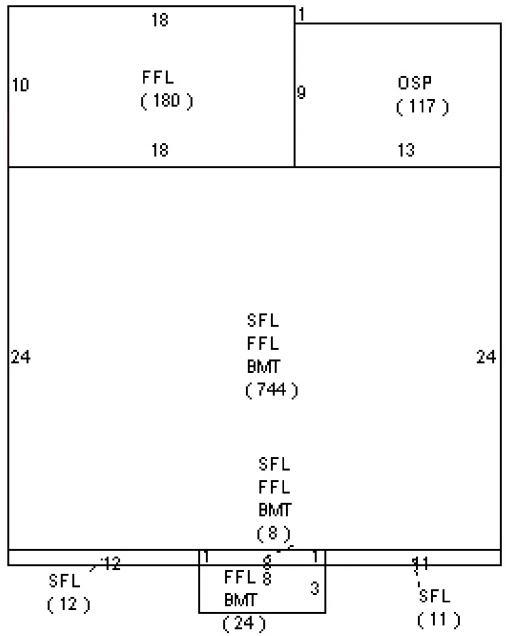
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.13
Special Features:	0	Val/Su Net:	122.60
Final Total:	321700	Val/Su SzAd	185.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	956	174.130	166,466
BMT	Basement	776	59.030	45,807
SFL	Second Floor	775	174.130	134,949
OSP	Screen Porch	117	33.320	3,898

Net Sketched Area:	2,624	Total:	351,120
Size Ad	1731	Gross Area	2624	FinArea	1886
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	